

110.A

0001

0045.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

408,200 / 408,200

USE VALUE:

408,200 / 408,200

ASSESSED:

408,200 / 408,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		ORIENT AVE, ARLINGTON

OWNERSHIP

Owner 1:	CHEN XIAOLI	Unit #:	45
Owner 2:			
Owner 3:			

Street 1: 45 ORIENT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1:	STANTON ELIZABETH A -
Owner 2:	-

Street 1: 45 ORIENT AVE UNIT 45

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1965, having primarily Clapboard Exterior and 847 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7646																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								260315
								GIS Ref
								GIS Ref
								Insp Date
								11/18/18

PREVIOUS ASSESSMENT										Parcel ID	110.A-0001-0045.0	USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2020	102	FV	402,300	0	.	.	402,300	402,300	Year End Roll	12/18/2019			
2019	102	FV	415,500	0	.	.	415,500	415,500	Year End Roll	1/3/2019			
2018	102	FV	368,300	0	.	.	368,300	368,300	Year End Roll	12/20/2017			
2017	102	FV	336,300	0	.	.	336,300	336,300	Year End Roll	1/3/2017			
2016	102	FV	309,400	0	.	.	309,400	309,400	Year End	1/4/2016			
2015	102	FV	290,800	0	.	.	290,800	290,800	Year End Roll	12/11/2014			
2014	102	FV	277,800	0	.	.	277,800	277,800	Year End Roll	12/16/2013			
2013	102	FV	277,800	0	.	.	277,800	277,800		12/13/2012			

SALES INFORMATION

TAX DISTRICT							PAT ACCT.				USER DEFINED		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
STANTON ELIZABE	159-38	1	10/13/2020		561,900	No	No			11/19/2020	SQ Mailed	MM	Mary M
DORAN PATRICK J	134-36		3/26/2015		370,000	No	No			11/18/2018	Measured	DGM	D Mann
BULARZIK EMILY	131-116		8/25/2014	Convenience	100	No	No			6/29/2015	Info Fm Prmt	PC	PHIL C
KANG NAMHO & GIL	126-28		6/17/2013	Convenience	320,000	No	No			5/4/2005	External Ins	BR	B Rossignol
KANG NAMHO,	84-13		7/2/2004	Family	1	No	No						
OPPEDISANO ANTH	83-9		4/28/2004		303,000	No	No						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/8/2016	1090	Add Bath	40,940	O				redo bsmt+add 3/4	11/19/2020	SQ Mailed	MM	Mary M
7/1/2015	844	Porch	7,400		7/1/2015			Build 2 level exte	11/18/2018	Measured	DGM	D Mann
6/16/2015	680	Manual	1,853		6/16/2015			Air sealing and in	6/29/2015	Info Fm Prmt	PC	PHIL C
									5/4/2005	External Ins	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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